

City of Big Bear Lake



PLANNING DIVISION

Housing Policy Department
Received on:
MAR 26 2013

March 20, 2013

Department of Housing and Community Development
Division of Housing Policy Development
PO Box 952053
Sacramento, CA 94252-2053

RE: Annual Housing Element Progress Report for 2012

To Whom It May Concern,

Enclosed please find the Annual Housing Element Report for the City of Big Bear Lake. The reporting period is from January 1, 2012 through December 31, 2012. Please feel free to contact me at 909-866-5831 or rlorentz@citybigbearlake.com should you have any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ruth Lorentz".

Ruth Lorentz
Associate Planner

Enclosures

N:\2-Group\Planning\HOUSING\2012 Annual Housing Progress Report\Letter to HCD and OPR.doc

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Big Bear Lake

Mailing Address: _____

P.O. Box 10,000 Big Bear Lake, CA 92315

Contact Person: Ruth Lorentz Title: Associate Planner

Phone: 909-866-5831 x124 FAX: 909-866-7511 E-mail: rlorentz@citybigbearlake.com

Reporting Period by Calendar Year: from January 1, 2012 to December 31, 2012

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Big Bear Lake
Reporting Period 1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions		
(9) Total of Moderate and Above Moderate from Table A3												
(10) Total by income Table A/A3												
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Big Bear Lake
Reporting Period	1/1/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate							
No. of Units Permitted for Above Moderate	8					8	8

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Big Bear Lake
Reporting Period 1/1/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed	0	0	0	0	30	0	0			30	83
	Restricted Non-deed	0	0	0	0	0	0	0				
Low	Deed	0	0	0	0	12	0	0			12	68
	Restricted Non-deed	0	0	0	0	0	0	0				
Moderate	Deed	0	0	0	0	0	0	0				-14
	Restricted Non-deed	7	3	49	37	10	4				110	
Above Moderate		85	53	35	32	9	4	8			226	-20
Total RHNA by COG. Enter allocation number:		92	56	84	69	61	8	8			378	117
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Big Bear Lake
Reporting Period 1/1/2012 - 12/31/2012

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H 1.1 Adequate Sites		See attached Table C		
H 2.1 New Housing Development for Lower-Income Households		See attached Table C		
H 2.2 Acquisition and Preservation of Existing Housing for Resale or Lease		See attached Table C		
H 2.3 Purchase of Mobile Home Park Affordability Covenants		See attached Table C		
H 2.4 Motel Cabin Conversions		See attached Table C		
H 2.5 First-Time Homebuyer Program		See attached Table C		
H 2.6 Section 8 Rental Assistance Program		See attached Table C		
H 3.1 Eliminate Regulatory Barriers to Disabled Access		See attached Table C		
H 3.2 Review and Update Development Fees as Appropriate		See attached Table C		
H 3.3 Emergency Shelters		See attached Table C		
H 3.4 Transitional and Supportive Housing		See attached Table C		
H 4.1 Rehabilitation Loans and/or Grants		See attached Table C		
H 4.2 Housing Repair and Rehabilitation Programs		See attached Table C		
H 4.3 Affordable Housing Ombudsman		See attached Table C		
H 4.4 Short-Term Rentals		See attached Table C		
H 6.1 Shelter and Services for Homeless Persons		See attached Table C		
H 7.1 Reduce Permit Fees for Energy-Efficient Construction		See attached Table C		
H 5.1 Access to Fair Housing Services		See attached Table C		

Housing Programs Progress Report - Government Code Section 65583.
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Jurisdiction:	City of Big Bear Lake
Reporting Period:	1/1/2012 - 12/31/2012

Table C			
Program Implementation Status			
Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H 1.1 Adequate Sites	Allow multi-family residential development by-right at a density of 20 units/acre on sites of 2 acres or more (see Figure B-2). Sites to be rezoned encompass approximately 8.74 acres and can accommodate at least 174 units at a density of 20 units/acre, which will be sufficient to accommodate the City's unmet lower-income need of 151 units. Eliminate the discretionary Plot Plan Review requirement for multi-family projects of 5 or fewer units and replace the CUP requirement for projects of 6+ units with Plot Plan Review; and eliminate the 3 units per lot cap for mixed-use projects in commercial zones, thereby allowing mixed-use projects at the same density as in the R-3 district, and also allowing shared parking subject to approval of a CUP.	Development Code Amendment will be processed concurrently with the adoption of the Housing Element	Adopted Ordinance No. 2011-417 on December 12, 2011, amending the Development Code to allow multi-family residential development by-right at a density of 20 units/acre on sites of 2 acres or more (for 8.74 acres, with a potential for 174 units, as shown in the attached Figure B-2 of the Housing Element); eliminate the discretionary Plot Plan Review requirement for multi-family projects of 5 or fewer units and replace the CUP requirement for projects of 6+ units with Plot Plan Review; and eliminate the 3 units per lot cap for mixed-use projects in commercial zones, thereby allowing mixed-use projects at the same density as in the R-3 district, and also allowing shared parking subject to approval of a CUP

Jurisdiction:	City of Big Bear Lake
Reporting Period:	1/1/2012 - 12/31/2012

Table C				
Program Implementation Status				
Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
H 2.1 New Housing Development for Lower-Income Households	Development of 193 lower-income units by 2014	2008-09: Prepare and distribute RFP 2009: Receive proposals and development applications 2009-10: Finalize negotiations and approve entitlements 2010-11: Architectural & engineering plan check & approval 2011-12: Construction & occupancy	Exploring alternative funding sources to implement this program	
H 2.2 Acquisition and Preservation of Existing Housing for Resale or Lease	Acquisition & preservation of 6 low- and moderate-income units	2008-09: Begin property acquisition	Exploring alternative funding sources to implement this program	
H 2.3 Purchase of Mobile Home Park Affordability Covenants	Acquisition of 30 mobile home affordability covenants (15 extremely-low and 15 very-low)	2008-09: Begin property acquisition	Exploring alternative funding sources to implement this program	
H 2.4 Motel Cabin Conversions	Publicize program through City website, cabin owners and local realtors	Development Code Amendment will be processed concurrently with the adoption of the Housing Element	Adopted Ordinance No. 2011-417 on December 12, 2011, amending the Development Code for concurrent implementation of this program.	
H 2.5 First-Time Homebuyer Program	Provide mortgage assistance to 2 moderate-income first-time homebuyers per year (12 total)	Program promotion initiation January 2009 Program implementation 2009-2014	Exploring alternative funding sources to implement this program	

Jurisdiction:	City of Big Bear Lake
Reporting Period:	1/1/2012 - 12/31/2012

Table C				
Program Implementation Status				
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.				
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
H 2.6 Section 8 Rental Assistance Program	Make eligible persons aware of the Section 8 program by publicizing its availability through City information outlets	On-going and as needed	On-going	
H 3.1 Eliminate Regulatory Barriers to Disabled Access	Develop and implement a procedure for streamlined review of requests for reasonable accommodation during 2010-11	Ongoing	On-going	
H 3.2 Review and Update Development Fees as Appropriate	Ensure that development fees are reasonably related to the cost of providing service, and that affordable projects are assisted through reduced development fees, where feasible	July 2011	Development Impact Fee Ordinance has a provision for affordable housing	
H 3.3 Emergency Shelters	Amend the Development Code in compliance with SB 2 of 2007	Development Code amendment will be concurrently processed with the adoption of the Housing Element	Adopted Ordinance No. 2011-417 on December 12, 2011, amending the Development Code for concurrent implementation of this program.	
H 3.4 Transitional and Supportive Housing	Amend the Development Code in compliance with SB 2 of 2007	Development Code amendment will be concurrently processed with the adoption of the Housing Element	Adopted Ordinance No. 2011-417 on December 12, 2011, amending the Development Code for concurrent implementation of this program.	
H 4.1 Rehabilitation Loans and/or Grants	Provide rehabilitation loan or grant funds to 5 properties per year (30 total)	FY 2010-11	Exploring alternative funding sources to implement this program	
H 4.2 Housing Repair and Rehabilitation Programs	Publicize available County programs; facilitate the weatherization of 5 housing units per year (30 total) with City funds during the 2008-2014 period	Initiate publicity campaign 2010-11	Exploring alternative funding sources to implement this program	

Jurisdiction:	City of Big Bear Lake
Reporting Period:	1/1/2012 - 12/31/2012

Table C			
Program Implementation Status			
Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H 4.3 Affordable Housing Ombudsman	Provide assistance to County staff in obtaining approvals for housing and social service projects in Big Bear Lake as needed	On-going	On-going
H 4.4 Short-Term Rentals	Continue to require and process permits and inspections for short-term rental properties to ensure that these properties are operated in a manner that is complementary to residential neighborhoods	On-going	On-going
H 5.1 Access to Fair Housing Services	Publicize available programs	Request a workshop for 2010-11 On-going notification of available fair housing services	On-going
H 6.1 Shelter and Services for Homeless Persons	Provide grant funds, if available, to support a non-profit homeless services provider	Low- and Moderate-Income Housing Fund	On-going
H 7.1 Reduce Permit Fees for Energy-Efficient Construction	Subsidize permit fees to encourage energy-efficient construction	FY 2010-11	Exploring alternative funding sources to implement this program

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Big Bear Lake
Reporting Period 1/1/2012 - 12/31/2012
General Comments:

See attachments:
Figure B-2
Ordinance 2011-417 with Exhibit A

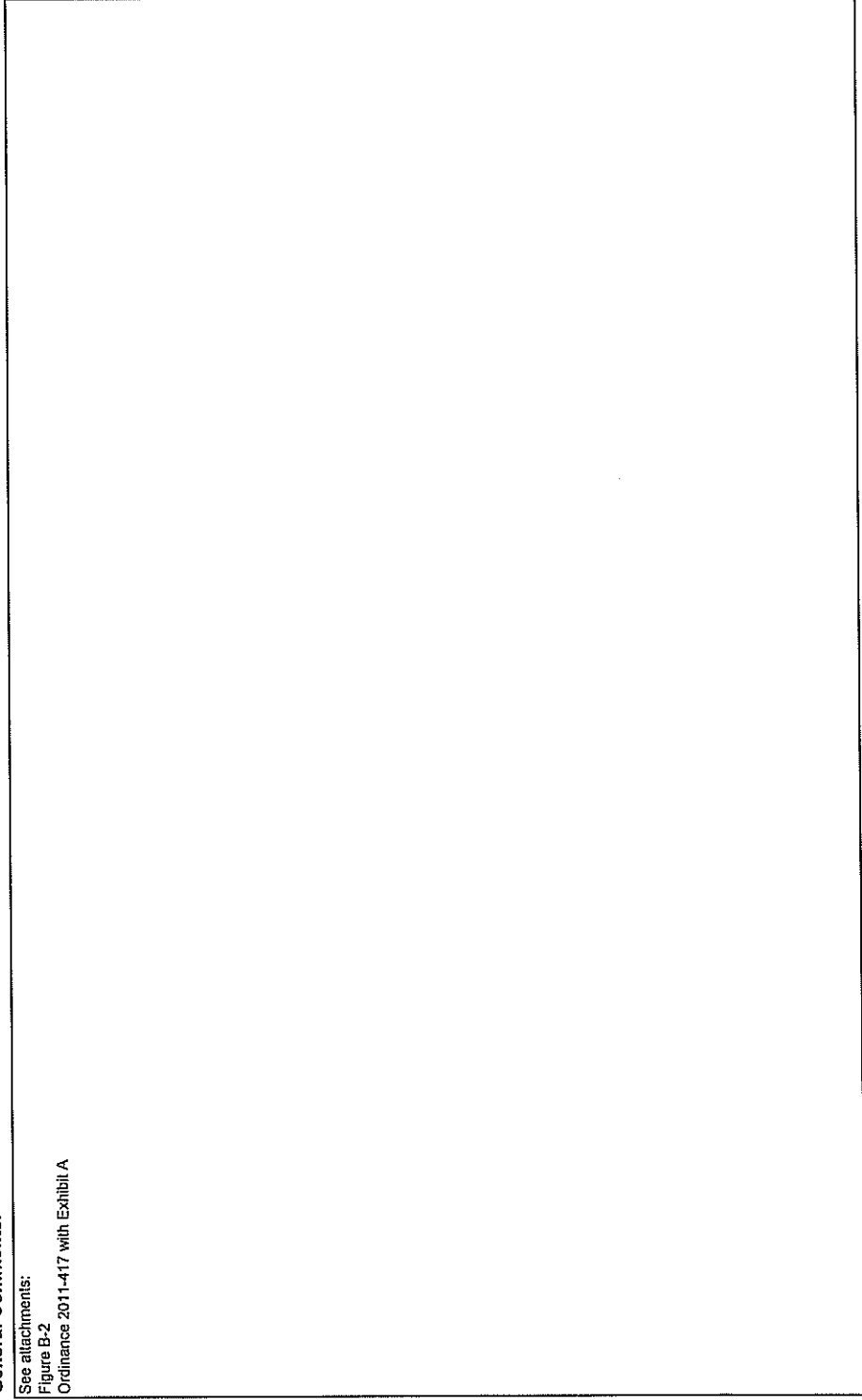
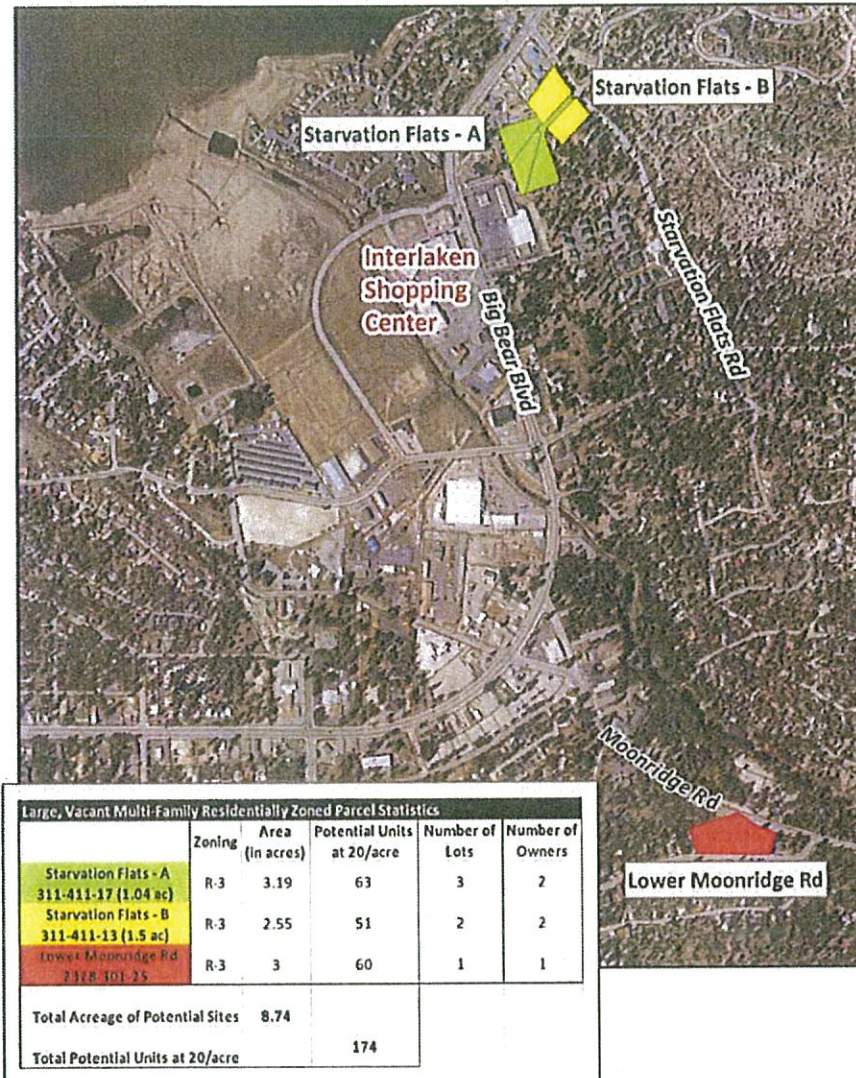


Figure B-2
R-3 Parcels to be Rezoned

LARGE, VACANT, MULTI-FAMILY RESIDENTIAL PARCELS
City of Big Bear Lake Housing Element



CHAPTER 17.02 DEFINITIONS

17.02.030 DEFINITIONS

Affordable housing ~~projects~~ **development** shall mean a ~~project-development~~ having no less than 5 dwelling units (excluding any density bonus), for which incentives have been granted by the City to ensure continued affordability pursuant to an approved affordable housing agreement.

Care facility, social shall mean a public, private or institutional facility that is licensed to serve 7 or more persons, who may be unrelated or related, and which provides lodging, meals, care, supervision and/or rehabilitation services on up to a 24-hour per day basis for compensation. This term may include transitional housing, **supportive housing**, congregate living health facility, intermediate care facility, pediatric health and respite care facilities, and alcoholism or drug abuse recovery facility, for 7 or more persons, but excludes cases of contagious or communicable diseases, and surgery or primary treatments such as are customarily provided in sanitariums and hospitals.

Efficiency ~~apartment~~ **dwelling unit** shall mean a dwelling unit that combines kitchen, living and sleeping facilities into one room in an apartment or multiple dwelling **units consistent with the definition of an "efficiency dwelling unit" as defined by the most recent edition of the California Building Code.**

Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Extended stay lodging shall mean a hotel, motel or lodging facility that allows short term lodging for no more than 180 days that provide dwellings units consistent with the definition of an "efficiency dwelling unit" as defined by this chapter and the most recent edition of the California Building Code.

Supportive housing shall mean a residential unit as defined in subdivision (b) of Section 50675.14 of the California Health and Safety Code. Supportive housing is a residential use of property subject to the same requirements and standards that apply to other residential uses of the same type in the same zone.

Transitional housing shall mean a residential unit as defined in subdivision (h) of Section 50675.2 of the California Health and Safety Code. Transitional housing is a residential use of property subject to the same requirements and standards that apply to other residential uses of the same type in the same zone.

~~Transitional housing facility shall mean a facility that provides temporary residential accommodations for a specified period of time, counseling services, and other support services for 7 or more individuals, in order to prepare families and individuals for~~

~~independent living. This term does not include homeless shelters or congregate meal facilities.~~

Workforce housing shall mean housing that is targeted towards individuals and households with annual incomes in the moderate or below income categories as published annually by the State of California Department of Housing and Community Development.

CHAPTER 17.03 GENERAL PROCEDURES

17.03.230 AFFORDABLE HOUSING AGREEMENTS

A. Purpose

This section provides procedures and requirements for the consideration of affordable housing agreements for the purposes specified in and as authorized by Section 65915 et. seq. of the California Government Code. Such agreements may be used to obtain density bonuses and other incentives to promote the establishment of housing units affordable to households with very low income, lower income, and eligible residents, as defined in Section 17.25.200.A.1 of the Development Code.

B. General provisions

1. Only a qualified applicant may file a request for an affordable housing agreement. A qualified applicant is a person who has a legal or equitable interest in the real property which is the subject of the application, or an authorized agent of such person.
2. Where a request for an affordable housing agreement does not involve an existing development, the application shall be filed concurrently with all other required development applications.
3. The affordable housing agreement may only be requested for development projects consisting of (prior to any density increase) five or more dwelling units.
4. The terms of an affordable housing agreement shall be consistent with the requirements of Section 17.25.200 of the Development Code pertaining to affordable housing.
5. In accordance with California Government Code Section 65915(h), the City may grant incentives to developers of affordable housing projects including: (1) a reduction in site development standards or modifications to zoning or architectural design requirements; (2) mixed use zoning; or (3) other identifiable concessions that result in cost reductions to the project.
6. In accordance with California Government Code Section 65915(b), the City Council may deny the request for certain incentives and concessions based upon making written findings that such incentives or concessions are not necessary to reduce affordable housing costs or rents.

C. Application Procedure

1. An applicant for an affordable housing agreement may submit a preliminary development review application, pursuant to Section 17.03.150 of the Development Code, and the City shall notify the applicant of the procedures needed to proceed with the application in no less than 90 days from receipt of a complete preliminary development review application.
2. An application for an affordable housing agreement shall be made on a form provided for that purpose by the Planning Division, along with the required fee and/or deposit established by the City Council.
3. The application shall be accompanied by the appropriate number of draft density bonus agreements as listed on the application, in a form acceptable to the City Attorney and the Improvement Agency, and shall include the following provisions as well as any other provisions deemed necessary by the City to review of the application:
 - a. The terms and conditions of the agreement shall run with the land which is to be developed with or converted to affordable housing units, shall be binding upon any or all successor in interest of the applicant, and shall be recorded prior to issuance of any permits for the project;
 - b. The deeds to the designated affordable dwelling units shall contain a covenant stating that the applicant or his/her successor in interest shall not sell, rent, lease, sublet, assign, or otherwise transfer any interests for same without the written approval of the City confirming that the price of the units is consistent with the limits established for very low, low- and/or moderate-income households;
 - c. The City Improvement Agency shall have the authority to enter ~~other agreements with the developer or purchasers of the dwelling units, as may be necessary to~~ into the affordable housing agreement for the purpose of assuring—assure that the designated affordable dwelling units are continuously occupied by eligible households.
4. The City Planner may require additional information if deemed necessary to enable the Planning Commission ~~and City Council~~ to determine whether the affordable housing agreement is consistent with the objectives of the General Plan and any applicable specific plan.

D. Review by the Planning Commission

1. The Planning Commission shall hold a public hearing on an application for an affordable housing agreement. The hearing shall be set and notice given as prescribed in Section 17.03.030. The hearing may be continued from time to time.

2. The Planning Commission shall determine whether the affordable housing agreement is consistent with the required findings for approval as set forth in paragraph ~~FE~~ of this section, ~~and shall provide a written report recommending to the City Council that the agreement be approved, approved as amended, or denied.~~

~~E.~~ Action by City Council

- ~~1. Upon receiving a recommendation from the Planning Commission on a proposed affordable housing agreement, the City Council shall hold a public hearing on the agreement. The hearing shall be set and notice given as prescribed in section 17.03.030. The hearing may be continued from time to time.~~
- ~~2. Following the close of the public hearing, the City Council shall determine if the affordable housing agreement is consistent with the findings contained within paragraph F of this section. If determined to be consistent, the City Council shall approve the affordable housing agreement.~~

~~F.~~ E. Required findings for approval

Prior to taking an action to approve or recommend approval of an affordable housing agreement, the reviewing authority shall determine that all of the following findings can be made.

1. The proposed affordable housing agreement is consistent with the maps and policies of the General Plan and any applicable specific plan.
2. The proposed affordable housing agreement will promote achievement of the goals of the Housing Element to provide affordable housing to eligible households.
3. The proposed affordable housing agreement complies with the applicable requirements of the Development Code and state law pertaining to affordable housing incentives.
- ~~4. The approval of the proposed affordable housing agreement will not have an adverse impact on surrounding properties or on the general public.~~

~~G.~~ F. Ongoing review

1. The ~~City~~ Improvement Agency shall periodically review all approved affordable housing agreements to determine whether the applicant or successor in interest thereto, is demonstrating good faith compliance with the terms of the agreement.

2. The City Improvement Agency may require that the applicant submit documentation, along with an application form and review fees as established by the City Council, to provide for periodic compliance reviews.

H.G. Amendments

Any amendments to a previously-approved affordable housing agreement shall be reviewed pursuant to the procedures outlined in this section for a new application, except as otherwise specified in the approved agreement.

CHAPTER 17.25 RESIDENTIAL ZONES

17.25.020 RESIDENTIAL ZONE DISTRICTS

C. Multiple Residential (R-3) Zone

1. The Multiple Residential (R-3) Zone is established for the development of grouped housing, such as townhouses, condominiums, apartments, and mobile home parks, at gross densities ranging from 4 to 12 dwelling units per acre. The actual permitted density shall be determined based on topographical, environmental, physical, and infrastructural constraints. In order to encourage the production of housing affordable to low-to-moderate income households, density bonuses ~~of up to 100 percent~~ may be granted in this zone, subject to approval of an agreement pursuant to Section 17.03.230 (Affordable Housing Agreements).
2. Development within the R-3 zone generally consists of attached or grouped dwelling units within a development site that share common access, open spaces, and amenities. This zone may also be appropriate for single-family detached units on smaller lots within the context of an approved specific plan. The R-3 Zone permits the development of self-contained residential communities which provide recreational facilities and amenities to serve residents, as well as for smaller-scale attached dwellings on a single residential lot (such as a duplex). Accessory uses to support the primary residential use are allowed. Non-residential uses, which are complementary and not detrimental to residential neighborhoods, are conditionally permitted.
3. The R-3 zone is compatible with the Multiple Family Residential (MFR) General Plan land use designation.

Table 17.25.030.A

PRINCIPAL USES PERMITTED IN RESIDENTIAL ZONES

Zone District	R-L	R-1	R-3
<u>Residential Uses:</u>			
Single-family detached dwelling unit on one lot.	P	P	P
Care facility, residential, for 6 or fewer residents	P	P	P
Two, three, or four , <u>or five</u> dwelling units in one project (attached or detached)	—	—	PPR -P

Zone District	R-L	R-1	R-3
Five-Six or more dwelling units in one project.	—	—	CUP PPR
<u>Workforce Housing on sites greater than two acres with a minimum density of 20 units per acre and no less than 16 units on sites identified in Figure B-2 of Appendix B of the 2008-2014 Housing Element</u>	—	—	PPR
Condominiums and condominium conversions.	—	—	CUP ¹
Manufactured home parks and subdivisions.	—	—	CUP ¹
Boarding and rooming houses.	—	—	CUP
Group living facility for over six (6) residents (i.e. dormitories, single room occupancy facilities, transitional housing, etc.).	—	—	CUP
<u>Other Principal Uses:</u>			
Bed and Breakfast establishments <ul style="list-style-type: none"> ▪ 5 or less guest rooms 		CUP ²	CUP ²
Churches, chapels, meeting rooms and religious institutions	CUP ²	CUP ²	CUP ²
Commercial lodging facilities (hotels, motels, lodges, time-share units, bed and breakfast establishments with 6 or more guest rooms), provided that density of guest units does not exceed 12 per acre	—	—	CUP ²
<u>Extended stay lodging</u>	—	—	<u>CUP</u>
Conference centers, retreat centers, and camps on sites of five acres minimum	CUP	CUP	CUP
Country clubs, including golf courses, alcohol sales and ancillary uses	CUP	CUP	CUP

Zone District	R-L	R-1	R-3
Fraternal organizations, lodges, and private clubs	–	–	CUP ²
Horticulture (tree farms, truck gardening, plant nursery; prior to development)			
- no retail sales on site	P	--	--
- limited retail sales on site	CUP	--	--
Museums	CUP	CUP	CUP
Parks and recreational facilities, public or private (including swimming pools, tennis courts, playgrounds, parks, trailheads, picnic areas)	CUP	CUP	CUP
Schools, kindergarten through grade 12	CUP	CUP	CUP
Social care facilities housing seven (7) or more residents	CUP	CUP	CUP
Utility installations, excluding cellular towers and antennae (includes electrical substations, sewage and water pump stations, wells, water reservoirs, natural gas regulator stations, etc. Cellular towers and antennae are specifically prohibited in residential zones)	CUP	CUP	CUP

P = permitted use without land use approval; other permits may be required.

PPR = permitted subject to approval of a Plot Plan Review pursuant to Section 17.03.160.

CUP = permitted subject to approval of a Conditional Use Permit pursuant to Section 17.03.170.

¹ Subdivision map required for any subdivision of land or air rights.

² Subject to special development and/or performance standards in this Chapter.

– =Not permitted

17.25.070 RESIDENTIAL PARKING STANDARDS

C. Parking for small-scale multiple family residential uses (2, 3, ~~or~~ 4, or 5 family dwellings)

1. Construction of new attached or detached two, three, ~~and~~ four, or five family dwellings shall be required to provide 2 parking spaces per dwelling unit, of which 1 parking space shall be covered. When the addition of new units to existing units is proposed to increase the residential density of the site, at least 1 covered parking space for each existing and proposed dwelling unit on the site shall be provided, in addition to the required uncovered parking.
2. For additions and/or alterations to existing two, three, ~~or~~ four, or five family dwellings which do not result in increased density on the site, and for which there exists no covered parking spaces at the time the addition or alteration is proposed, provision of covered parking spaces shall not be required; except that any such addition or alteration shall not be located or configured on the lot so as to preclude the future construction of accessible, covered parking spaces for each unit on the lot.
3. Parking spaces provided pursuant to this section shall be located no further than 100 feet from the main entry of the dwelling unit they are intended to serve, except as otherwise approved by the reviewing authority to limit tree removal or grading.
4. Parking for recreational vehicles, boats, trailers, camper shells, off-road vehicles, personal watercraft and similar items is permitted within the side yards or rear yards of the dwelling units, provided that such items are stored on a paved or impermeable surface and that screening is provided from adjacent rights-of-way. These items shall not be parked within the area of the lot considered to be the front yard (excluding the driveway) of any dwelling unit. No more than 2 of these items may be kept on the lot, except within a permitted, enclosed building.
5. Except as otherwise allowed by a home occupation permit issued pursuant to Section 17.03.270, parking or storage of commercial or business-related vehicles, equipment, material and tools is not permitted; except that a business or commercial vehicle regularly used to transport a resident of one of the units to and from that person's place of employment is exempt from this prohibition.

D. Parking for large-scale multiple family residential uses (~~5~~ 6 or more dwelling units)

1. Multiple-family residential projects with ~~5~~ 6 or more dwelling units (excluding manufactured home parks and manufactured home subdivisions; see Section 17.25.180) shall provide a minimum of 1 parking space for each studio or one-bedroom unit; 2 spaces per each two or three bedroom unit; and 3 spaces for each unit with four or more bedrooms.

2. In addition to required parking for residents, each multiple family project shall provide a minimum of 2 guest parking spaces for each four units up to 12 units; 1 space for each four units for the 13th to the 48th unit; and 1 space for each additional 6 units above 48 units. These spaces shall be designed to be accessible to guests and visitors and shall not be allocated to individual units.
 3. At least 50 percent of the total parking spaces on the site shall be covered.
 4. A driveway apron of no less than 5 feet in length shall be provided between any garage and the adjacent private street or drive aisle of a multiple family residential project.
 5. Parking spaces designated for each dwelling unit shall be located no farther than 100 feet from the unit they are intended to serve, except as otherwise approved by the reviewing authority to limit tree removal or grading. For housing projects where parking spaces are not designated for specific dwelling units, parking shall be located within 150 feet of all dwelling unit entrances.
 6. Pedestrian walkways shall be designated and clearly delineated between parking areas and residences. The parking area shall be designed to minimize the need for pedestrians to cross parking aisles or landscaped areas in order to reach their destinations.
 7. Parking for recreational vehicles, boats, trailers, camper shells, off-road vehicles, personal watercraft and similar items may be allowed as part of the site plan for the project, provided that a designated area is provided for such items with a paved or impermeable surface and that screening is provided from adjacent properties and the interior of the site by use of a decorative 6-foot visual barrier. This area shall be used for storage by residents only.
- E. Parking for other uses allowed in residential zones
1. Parking for non-residential uses permitted in residential zones, such as churches, schools and other primary uses listed in Table 17.25.010.A. shall be required as specified in Table 17.35.070.A. and other applicable regulations in Chapter 17.35.
 2. Parking for boarding and rooming houses shall be provided at a ratio of 1 space per guest room, plus 3 spaces. Parking spaces shall be located no more than 100 feet from building entrances.
 3. The parking requirement for any use not specifically listed shall be determined by the City Planner on the basis of the requirements for similar uses.

17.25.200 AFFORDABLE HOUSING PROJECTS DEVELOPMENTS

D. Calculation of density bonus

For housing developments proposing provision of dwelling units set aside for lower income, and very low income households, and/or qualifying residents, a density bonus shall be granted pursuant to California Government Code Section 65915, ~~the following table.~~ (Note: ~~for proposals involving other percentages of units, or combinations of units for various categories, the proportions used in the table should be used to calculate the density bonus.~~)

Density Bonus Allowances

Density Bonus	Percentage of Affordable Units
25%	Very low households: at least 10%; or Lower income households: at least 20%; or Qualifying residents: at least 50%
50%	Very low households: at least 20%; or Lower income households: at least 40%; or Qualifying residents: at least 100%
75%	Very low households: at least 30%; or Lower income households: at least 60%; or At least 100% qualifying residents, of which at least 30% must be lower income or very low income households
100%	Very low households; at least 40%; or Lower income households; at least 80%; or At least 100% qualifying residents, of which at least 50% must be lower income or very low income households

CHAPTER 17.35 COMMERCIAL AND PUBLIC ZONES

Table 17.35.030.A

PRINCIPAL USES PERMITTED IN COMMERCIAL AND PUBLIC ZONES

USES BY ZONE DISTRICT	C-1	C-2	C-3	C-4	C-5	P
<u>Lodging, commercial, including the following and similar services:</u>						
Hotel, motel, bed & breakfast use with over 5 guest rooms, lodge	--	P	P	P	--	--
<u>Extended stay lodging</u>	--	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	--	--
Timeshare units (minimum of 12 units)	--	--	P	P	--	--
Rental agency for transient private home (TPHR) rentals	P	P	P	--	--	--
Recreational vehicle park	--	--	--	CUP	--	--
Campground for tent and trailer camping	--	--	--	CUP	--	--
<u>Group living</u> Transitional housing facility	--	P	--	--	--	--
<u>Emergency shelters</u>	--	--	--	--	<u>P</u>	--

Table 17.35.040.A
ACCESSORY USES AND STRUCTURES PERMITTED
IN COMMERCIAL AND PUBLIC ZONES

ACCESSORY USES BY ZONE	C-1	C-2	C-3	C-4	C-5	P
Temporary Uses:						
Construction staging area	TUP	TUP	TUP	TUP	TUP	TUP
Stockpiling	--	TUP	--	TUP	TUP	TUP
Special events	SE	SE	SE	SE	SE	SE
Coaches, motor homes, trailers, temporary offices on active construction sites	TUP	TUP	TUP	TUP	TUP	TUP
Accessory Structures:						
Minor communication facilities, including antennae and satellite dishes which are substantially hidden from public view or designed as an architectural component of the building	P	P	P	P	P	P
Residential Uses:						
Accessory dwelling units, not to exceed a density of 12 du/ac or 3 units per parcel, whichever is less; permitted only where primary commercial use exists and all residential standards are met on the site pursuant to Section 17.25	P	P	P	P	--	--
Caretaker's unit, not to exceed 1 such unit per business, pursuant to Section 17.25.150	P	P	P	P	P	--

17.35.070 PARKING REQUIREMENTS AND STANDARDS

Table 17.35.070.A
PARKING REQUIREMENTS IN COMMERCIAL AND PUBLIC ZONES

USE	REQUIRED PARKING
<u>Lodging facilities</u>	
Hotels	1 space per guest room, plus 1 space for every 100 square feet of restaurant space, plus 1 space for every 70 square feet of banquet/meeting area, plus 1 space for every 3 employees on the largest shift
Motels and lodges with no ancillary food service or meeting space; bed and breakfast establishments; single-room occupancy facility; dormitory-style lodging (hostel), <u>extended stay lodging; residential portion of a mixed-use</u>	1 space per guest unit, plus 2 spaces per resident manager unit, plus 1 space for every 20 guest rooms

17.35.240 EMERGENCY SHELTERS

- A. To accommodate the city's emergency housing need as required by section 65583(a) (4) of the California Government Code, emergency shelters shall be allowed by right in the C-5 Commercial/Industrial Zone. For the purposes of this Chapter, "emergency shelter" shall have the meaning set forth in section 65582 of the California Government Code. The City shall not require a conditional use permit or other discretionary permit for the construction of an emergency shelter.
- B. The City may not disapprove an emergency shelter unless it makes written findings, based upon substantial evidence in the record, as to one of the following:
- (1) The City has met or exceeded the need for emergency shelter as identified in the housing element.
 - (2) The emergency shelter would have a specific, adverse impact upon the public health or safety, and impact upon the public health or safety.
 - (3) The denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development of the emergency shelter financially infeasible.
 - (4) The emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(5) The emergency shelter is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a revised housing element in accordance with Section 65588 that is in substantial compliance with state law."

C. Emergency shelters are subject to the general development standards in subsection (a) of this section. In accordance with the authority granted to the City in section 65583(a) (4) of the Government Code, an emergency shelter must also meet the following development and management standards:

- (1) The shelter may serve no more than 6 persons per night. This standard shall be reevaluated at the City's discretion based upon any changes in law or policy.
- (2) The shelter shall have not less than one parking space for each 250 square feet of gross floor area, unless it is demonstrated to the City by credible evidence that a different parking ratio is appropriate based on the shelter's demonstrated need.
- (3) The waiting and client intake areas shall be at least 500 square feet in total gross floor area.
- (4) The shelter shall prepare and file a management plan with the City that includes clear operational rules and standards, including, but not limited to, standards governing expulsions and lights-out. As part of the management plan, each shelter must provide 24-hour on-site supervision.
- (5) A shelter may not be located within 250 feet of another emergency shelter.
- (6) No person may stay at an emergency shelter for longer than 180 consecutive days.
- (7) Lighting standards shall comply with the provisions of Section 17.35.080.E (Site Design Standards).
- (8) Security shall be provided during the hours the emergency shelter is in operation.

Reroof no structure modification	12-00634	43585 Wolf Rd	310442340000		Issue	Costello, James	\$9,940	\$0.00	\$152.69	11/26/12	501
Reroof no structure modification	12-00637	41563 Tahoe Dr			Issue	STURDY ROOFING	\$9,600	\$0.00	\$152.69	11/26/12	501
Reroof no structure modification	12-00638	539 Temple Ln	308047010000		Issue	INTEGRIS ROOFING INC	\$500	\$0.00	\$152.69	11/27/12	501
Reroof no structure modification	12-00640	39438 Ruby Ln	306144200000		Issue	Gardner Roofing	\$0	\$0.00	\$152.69	11/27/12	501
Reroof no structure modification	12-00641	154 N Eagle Dr	309295030000		Issue	Gardner Roofing	\$0	\$0.00	\$152.69	11/27/12	501
Reroof no structure modification	12-00650	42922 Moonridge Rd	2328551340000		Issue	EDDIE HOBBS ROOFING	\$12,800	\$0.00	\$152.69	12/4/12	501
Reroof no structure modification	12-00668	767 Menlo Dr	2328633030000		Issue	Elliott, Steven L	\$0	\$0.00	\$152.69	12/14/12	501
Reroof no structure modification	12-00678	836 Tehama Dr	2328564180000		Issue	ROOFING BY ERIC C. SEAMAN	\$500	\$0.00	\$152.69	12/21/12	501
Addition	12-00304	725 Shelter Landing	306062070000	1560	Issue	Facchino, Kent	\$32,441	\$0.00	\$1,034.89	9/27/12	434
Addition	12-00354	39408 Point Rd	307011100000	1638	Issue	HAZELTON, LARRY D.	\$35,653	\$0.00	\$1,112.13	9/12/12	434
Addition	12-00355	39408 Point Rd	307011100000	504	Issue	HAZELTON, LARRY D.	\$24,270	\$0.00	\$1,040.76	9/12/12	434
Addition	12-00422	379 Oriole Dr	309083100000	0	Issue	JEFF SMITH CONSTRUCTION	\$71,010	\$0.00	\$1,699.77	10/18/12	434
Addition/Remodel	12-00080	43212 Sand Canyon Rd	310392110000	0	Issue	AFFATATE, RALPH	\$147,610	\$0.00	\$2,697.21	6/21/12	434
Addition/Remodel	12-00179	698 Modoc Dr	308075200000	0	Issue	Gleason, Dan Etal	\$40,000	\$0.00	\$1,293.79	5/24/12	501
Addition/Remodel	12-00507	42105 Switzerland Dr	2328241010000	0	Issue	MARK ORTEGA GENERAL CONTRACTOR	\$250,685	\$0.00	\$3,969.66	11/19/12	434
New Construction	11-00346	456 Eagle Lake Pl	311452090000	3070	Issue	BIG BEAR LOG WORKS	\$432,794	\$0.00	\$11,813.11	6/21/12	101
New Construction	11-00590	130 S Marina Pt. Dr.	309361250000	4940	Issue	LINDLEY, BRAD/OWNER	\$603,393	\$0.00	\$13,758.62	2/16/12	501
New Construction	12-00047	42050 Skyview Ridge	311372040000	3924	Issue	VIBRANT CONSTRUCTION CORPORATION	\$473,633	\$0.00	\$6,570.52	10/30/12	101
New Construction	12-00062	43036 Dogwood Dr.	310971040000	3341	Issue	AKHIAN, ANDON T	\$420,208	\$0.00	\$12,332.78	5/21/12	101
New Construction	12-00077	43437 Sheephorn	310442250000	2066	Issue	Barras, Jeremy	\$312,421	\$0.00	\$10,529.71	5/25/12	101
New Construction	12-00258	803 Peninsula	306055060000	3590	Issue	EDDIE ETTER	\$407,115	\$0.00	\$11,645.37	8/28/12	102
New Construction	12-00268	419 Starlight circle	311472170000	2690	Issue	STETCO, GRIGORE	\$329,688	\$0.00	\$12,304.04	11/28/12	101
New Construction	12-00284	841 Sky High Dr.	308101340000	2998	Issue	Construction, Quality	\$343,214	\$0.00	\$11,109.47	8/22/12	101
New Construction	12-00548	700 S Wren Dr	309241120000	0	Issue	ICON GENERAL CONTRACTORS	\$16,488	\$0.00	\$536.15	10/23/12	434
Other	12-00048	823 Highland Ln	307172650000		Issue	Mecca, Kristopher	\$5,500	\$0.00	\$212.63	2/17/12	000
Remodel	12-00516	40671 Village Dr.	308121520000	0	Issue	Bluegreen Vacation Unlimited	\$34,000	\$0.00	\$1,251.60	10/12/12	434
Remodel	12-00628	40268 Esterly Ln	308056010000	0	Issue	Sandek, India	\$3,000	\$0.00	\$239.80	11/26/12	501
Gas Test Only	12-00667	828 Peninsula	306055020000		Issue	BEAR VALLEY HEATING INC	\$500	\$0.00	\$91.05	12/14/12	000